

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

1 Hannet Road,
Manchester, M22 0DE



£330,000

Large Four Bedroom Property
New Pastel Green Kitchen
Conservatory
Two Large Reception Rooms
Utility Room
Freehold
Wrap round Garden
Garage and Drive

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If you are looking for a large property for your family to grow into, this is it. This property ticks a lot of your property boxes. Close to a Metro stop, shops and schools, location ticked. Wrap round garden, conservatory, garage off road parking, Tick! Four bedrooms, new kitchen, utility, two receptions, downstairs toilet, all Ticked! In more detail, the spacious light porch, leads into the hallway that is a central hub for the property. Off the hall are both reception rooms, each with large bay windows. The kitchen is to the rear with new pastel shaker style units filling three walls. There is an inbuilt oven and microwave, the hob is induction and there is a large fridge freezer. At the back of the kitchen is a utility room for your washing machine. At the rear of the property is the conservatory opening into the spacious rear garden. On the first floor is the family bathroom which is configured as a wet room. All four bedrooms are double in size making this a great family home. Contact Callaghans now to see how you and your family could be moving into this special home.

Entrance Porch

Lounge 12' 2" x 12' 7" (3.72m x 3.84m)

Sitting Room 11' 4" x 9' 7" (3.46m x 2.91m)

Downstairs Toilet 2' 7" x 4' 5" (0.8m x 1.35m)

Kitchen 9' 1" x 14' 7" (2.78m x 4.45m)

Utility Room 9' 9" x 4' 2" (2.98m x 1.27m)

Conservatory

Family Bathroom 8' 1" x 6' 1" (2.46m x 1.86m)

Bedroom One 11' 1" x 12' 9" (3.39m x 3.89m)

Bedroom Two 10' 0" x 8' 0" (3.05m x 2.44m)

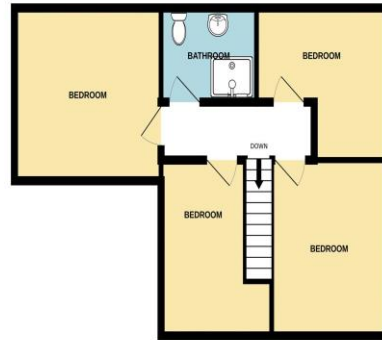
Bedroom Three 11' 5" x 9' 8" (3.47m x 2.94m)

Bedroom Four 13' 1" x 9' 7" (4m x 2.92m)

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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